

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Andrew D. Coffman and Jamie L. Coffman, husband and wife, Grantors, and Monica Lynn Turnmire, a single person, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MS, and more particularly described as follows, to-wit:

Lot 169, Section C, Magnolia Lakes, situated in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 68, Page 35, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.


STATE MS. - DESOTO CO. *AS*

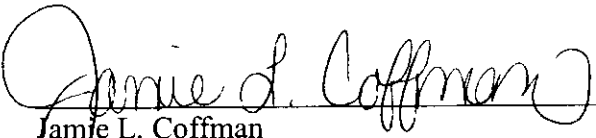
MAR 6 3 54 PM '03

\\hdsouthaven\sys\USERS\Melissa\803088\Warranty Deed.wpd

BK 439 PG 313
W.E. DAVIS CH. CLK.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 5th day of
March, 2003.


Andrew D. Coffman


Jamie L. Coffman

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Andrew D. Coffman and Jamie L. Coffman, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 5th day of March, 2003.


NOTARY PUBLIC

(SEAL)

My Commission Expires: 9/24/2005

ADDRESS OF GRANTORS:

1584 TISSINGTON DRIVE
HOVN LAKE, MS 38637
Home: (662) 890-6390
Work: 662-895-4455

ADDRESS OF GRANTEE:

10722 Oak Circle North
Olive Branch, MS 38654
Home: (901) 229-4741
Work: N/A

PREPARED BY AND RETURN TO:

HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 803088/JSM

MLP